



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 30th March 2016

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Bartlett (Vice-Chair), Barton, Davies, Gibson,
Lacey, Marsh, Rosser, Rumsey, Taylor and Thomas.
(Copies to other Councillors for information)

NOTICE OF MEETING

You are hereby summoned to attend a meeting of the **Planning & Highways Committee** to be held on **Monday 4th April 2016** commencing at **19:00 hours** in the Council Offices, 17 West Street, Leominster HR6 8EP.

Paul Russell
TOWN CLERK

AGENDA

1. APOLOGIES FOR ABSENCE

Schedule 12 of the Local Government Act 1972 requires a record be kept of the members present and that this record form part of the minutes of the meeting. Members who cannot attend a meeting should tender apologies to the Town Clerk as it is usual for the grounds upon which apologies are tendered also to be recorded. Under Section 85(1) of the Local Government Act 1972, members present must decide whether the reason(s) for a member's absence are acceptable.

2. DECLARATIONS OF INTEREST

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of it.

3. REQUESTS FOR DISPENSATIONS

To consider requests for dispensations (must be notified in writing).

4. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)

To receive questions and statements from members of the public as provided for in Standing Orders.

5. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 14th March 2016 (**attached**).



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6. PLANNING APPLICATIONS

The following applications have been received from the Planning Authority and require comment:

APPLICATION: P160717

SITE : Plot 4, Brunel Road, Leominster Enterprise Park

DESCRIPTION: Proposed building for B1 and B8 use.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160717&search=p160717>

APPLICATION: P160761

SITE : Barn adjacent Comfordt House, Eaton Hill, Leominster

DESCRIPTION: Prior notification for a proposed change of use of an agricultural building to a dwelling house (Use Class C3) and for associated operational development. Proposed conversion of barn into two dwellings.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160761&search=p160761>

APPLICATION: P160811

SITE : Brierley Court Hop Farm, Brierley Lane Leominster HR6 0NU

DESCRIPTION: Proposed demolition of two agricultural buildings and the erection of eight detached dwelling houses with new vehicular access to the highway, the diversion of a Public Right of Way and the installation of traffic calming measures at agreed points on the Public Highway to the east and west of Brierley Village. Pursuant to the making of a Traffic Regulation Order, reducing the speed limit from the national limit to 30mph

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160811&search=p160811>

APPLICATION: P160812

SITE : Land at West Winds, Cholstrey Rd, Leominster HR6 8RT

DESCRIPTION: Outline – Proposed 25 dwellings with garages and car spaces

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160812&search=p160812>

APPLICATION: P160840

SITE : Home Farm, Hennor, Leominster HR6 0QR

DESCRIPTION: Proposed agricultural building for hay, straw and machinery.



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LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160840&search=p160840>

7. DECISIONS

(a) The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P160160

SITE: Unit 34b, Southern Avenue, Leominster HR6 0QF

DESCRIPTION: Proposed one bay extension for storage purposes

COMMENT: Support the application.

DECISION: Approved

APPLICATION: P160228

SITE : Agricultural building at Field 5251, north east of A44 and A49 Roundabout Leominster, Herefordshire

DESCRIPTION: Notification of prior approval for a change of use of an agricultural building to a dwelling house (Use Class C3) and for associated operational development.

COMMENT: Recommend Refusal

DECISION: Planning permission required

APPLICATION: P160312

SITE : Lugg View, Mill Street, Leominster HR6 8EG

DESCRIPTION: Proposed variation of condition 2 of planning permission 151692 – amended to the approved plans to allow repositioning of solar panels and increased ridge height of new barn.

COMMENT: No objection

DECISION: Approved with Conditions

Refused

APPLICATION: P150053

SITE: Land at, and West of West Winds, Cholstrey Road, Leominster, Herefordshire

DESCRIPTION: Outline: Proposed 25 dwellings with garages and car spaces.

COMMENT: Recommend Refusal

DECISION: Refused

APPLICATION: P160229

SITE: 6a South Street, Leominster HR6 8JB

DESCRIPTION: Notification for a proposed change of use of a building from Class A2 to a dwelling house (Class C3) under Class M(a) only.

COMMENT: No objection

DECISION: Prior approval refused



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Appeal

APPLICATION: P152174

SITE: Rosemundy, Widgeon Hill Barns, Hamnish, Leominster
HR6 0QN

DESCRIPTION: Proposed conservatory.

COMMENT: No Objection

- (b) **CIL Preliminary Draft Charging Schedule** – Herefordshire Council has developed a revised preliminary draft charging schedule (PDCS) attached. A 6 week public consultation will commence on Thursday 17th March and finish on Thursday 28th April 2016

8. **NEIGHBOURHOOD PLAN**

A meeting has been arranged to take place on Monday 4th April 2016 at 5pm following the refusal by Herefordshire Council to pass the LANP for examination followed by a referendum because it breaches the “basic conditions” and does not comply with the Core Strategy.

9. **HIGHWAYS**

- (a) **Local Transport Initiatives** – A contribution of £2,000 has been allocated from Orleton Parish Council towards the saving of the 490 Bus Service from Leominster to Ludlow. Committee is requested to consider allocating a funding from its £10,000 budget allocated in the 2016/17 budget towards this service.

10. **THE HUM**

To receive an update and discuss options regarding this matter.

11. **DATE OF NEXT MEETING**

The next meeting would be held on Monday 18th April 2016 at 18:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 14th March 2016 commencing at 18:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Bartlett, Barton, Gibson and Lacey.

OFFICERS PRESENT: Town Clerk.

PH127 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Davies (meeting), Marsh (work), Rosser (work) and Rumsey (work), Taylor (work) and Thomas (holiday).

PH128 DECLARATIONS OF INTEREST

The following Declaration of Interest was made:

- Cllr Lacey: P160553 (personal)

PH129 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH130 QUESTIONS FROM THE PUBLIC

There were no members of the public present.

PH131 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 22nd February 2016 be agreed and signed as a correct record.

PH132 PLANNING APPLICATIONS

It was **RESOLVED** to submit the following comments to Herefordshire Council:

APPLICATION: P160509

SITE : 1 Cygnus House, Black Swan Walk, Leominster

DESCRIPTION: Prior approval offices to residential.

COMMENT: No objection

APPLICATION: P160550

SITE : 37 High Street, Leominster HR6 8LZ

DESCRIPTION: Proposed change of use from A1 to A3 usage.

COMMENT: No objection subject to the adherence to the relevant health and hygiene rules and regulations.

APPLICATION: P160553
SITE : Land at Brick House Farm, Brierley, Leominster HR6 0NT
DESCRIPTION: Demolition of a group of redundant agricultural buildings and development of four dwellings
COMMENT: No objection subject to the negotiation of an S106 agreement which assures investment in Leominster.

APPLICATION: P160625
SITE : 40 Far Meadow Road, Leominster HR6 9AB
DESCRIPTION: Proposed alterations and extension.
COMMENT: No objection

PH133 DECISIONS

(a) The following decisions made by Herefordshire Council were **NOTED:**

Grants/Approvals

APPLICATION: P152653
SITE: 34 Etnam Street, Leominster HR6 8AQ
DESCRIPTION: Proposed to remove bay window and install French doors. Extend kitchen and convert out-house into holiday let.
COMMENT: No Objection
DECISION: Approved with Conditions

APPLICATION: P152654
SITE: 34 Etnam Street, Leominster HR6 8AQ
DESCRIPTION: Listed Building Consent: Proposed to remove bay window and install French doors. Extend kitchen and convert out-house into holiday let.
COMMENT: No Objection
DECISION: Approve with conditions.

APPLICATION: P153372
SITE: Building plot at The Birdcage, Barons Cross Rd, Leominster HR6 8RS
DESCRIPTION: Proposed construction of two semi-detached three storey town houses.
COMMENT: No Objection
DECISION: Withdrawn

APPLICATION: P153763
SITE: Leominster Construction Company, Southern Avenue, Leominster, Herefordshire HR6 0QF
DESCRIPTION: Proposed extension to fabrication building.
COMMENT: Support the application
DECISION: Approve with conditions.

APPLICATION: P153444
SITE: The Gables, Ivington Road, Newtown, Leominster HR6 8QD

DESCRIPTION: Proposed two storey extension.
COMMENT: No Objection.
DECISION: Approved.

APPLICATION: P153707
SITE: Walnut Tree Cottage, Brierley Lane, Leominster HR6 0NU
DESCRIPTION: Variation of Conditions 2 & 3 of planning permission DCN990583/F
COMMENT: No Objection to the removal of Condition 3 but request that Condition 2 be reworded as follows:
 “The Granny Annex and the dwelling known as Walnut Tree Cottage shall not be sold separately from each other.”
DECISION: Approve with conditions.

- (b) **CIL Preliminary Draft Charging Schedule – Committee NOTED** that Herefordshire Council had previously prepared and consulted upon a preliminary draft charging schedule in 2013 but with priority given to the completion of the Core Strategy progress upon the CIL has been limited. Updated technical work had now been undertaken and the Council would be producing a preliminary charging schedule for a 6-week consultation in the next few weeks.

PH134 NEIGHBOURHOOD PLAN

There was no further update available following the closure of the public consultation. It was agreed to:

- Establish whether any objections had been received;
- When the Plan would be submitted to the Inspector for examination;
- When the referendum was expected to take place.

P135 HIGHWAYS

- (a) **Local Transport Initiatives – Committee NOTED** that a meeting with neighbouring parishes had taken place on Tuesday 1st March 2016. Discussions had focused on the impending loss of the 427 bus service from Bodenham and the 490 service from Ludlow.

The future of the 490 bus service would be discussed by the Parishes affected including Ludlow Town Council.

The future of the 427 bus service was currently being discussed with those Parishes affected and a meeting with Community Wheels to explore options to provide a subscription service had been arranged.

Committee **NOTED** that road works would commence from the A49 Dinmore Hill Country Park and Hope-Under-Dinmore to install a pedestrian refuge and resurface the carriageway. The works would be carried out overnight Monday to Friday between 10:00pm and 6:00am. Diversions would be in place.

PH136 THE HUM

Committee **NOTED** that works had now been completed by BPI and it had been confirmed that the high frequency noise had been reduced. However, due to larger machinery installed the low frequency noise under 50 hertz had become worse.

It had been agreed that once the works had been completed that a further survey would be carried out based on World Health Organisation criteria regarding noise emissions.

It was agreed that a meeting would be arranged with BPI and Herefordshire Council to discuss the issues and undertake the appropriate testing.

PH137 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 4th April 2016 at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business the meeting closed at 6.40pm.

CHAIR:

DATE: